



Redcot Gardens

Stamford, PE9 1DL

This 3/4 Bedroom mid terraced property is within walking distance of Stamford Town Centre. The property is well presented throughout and has been much improved over the years, with improvements including refitted Kitchen & Bathroom, and a Garage conversion to a Second Reception Room/Forth Bedroom, and a Wet room. NO CHAIN

This lovely property really must be seen to appreciate all it offers. VIEWING ESSENTIAL

£275,000

Redcot Gardens

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- Well Presented 3/4 Bedroom Mid Terraced Home
- Good Sized Living Room
- South Facing Low Maintenance Rear Garden
- Popular Residential Area
- Reception/Bedroom 4 with En Suite Wet Room
- Driveway Parking for 2 Vehicles
- Walking Distance of Town Centre
- Refitted Kitchen & Family Bathroom
- Please refer to attached Key Facts for Buyers for Material Information Disclosures

Entrance Porch

4'5" x 3'11" (1.35m x 1.19m)

Living Room

20'08" x 21'9" (6.30m x 6.63m)

Reception Room/Bedroom 4

8'9" x 11'1" (2.67m x 3.38m)

Wet Room

8'0" x 4'11" (2.44m x 1.50m)

Kitchen

9'4" x 7'10" (2.84m x 2.39m)

Landing

9'8" x 8'9" (2.95m x 2.67m)

Bedroom 1

11'1" x 12'9" (3.38m x 3.89m)

Bedroom 2

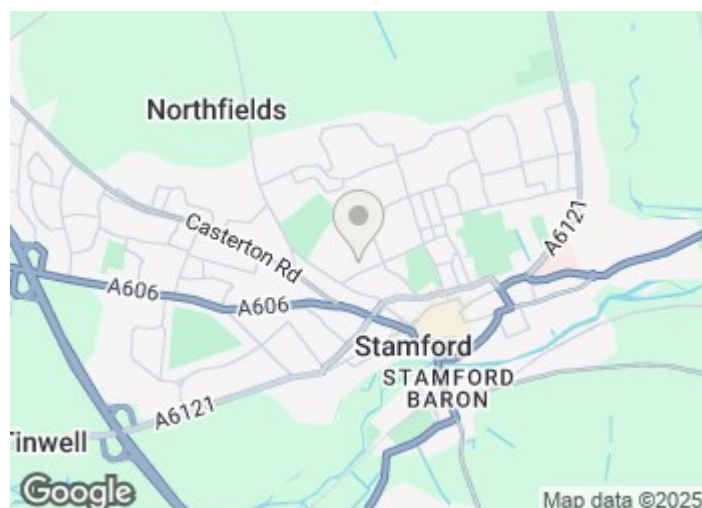
11'1" x 8'8" (3.38m x 2.64m)

Bedroom 3

9'8" x 7'5" (2.95m x 2.26m)

Family Bathroom

7'10" x 7'10" (2.39m x 2.39m)

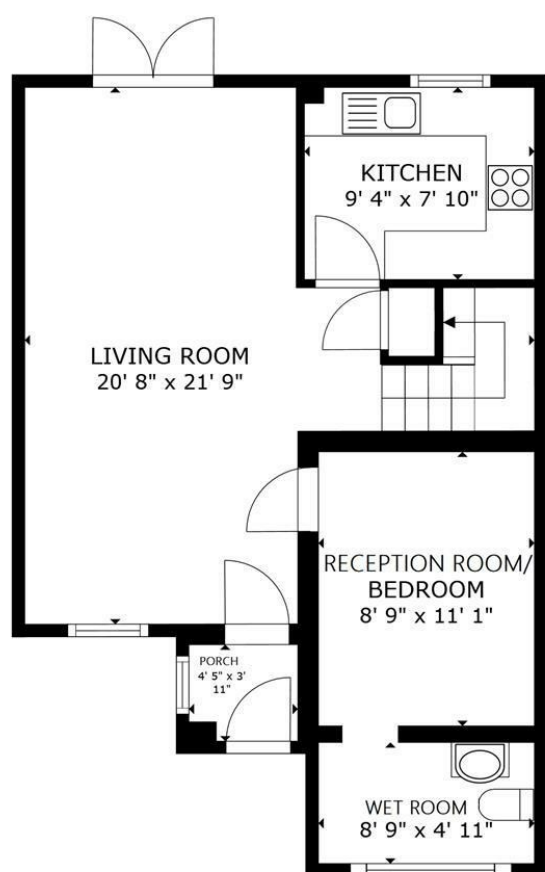


Directions

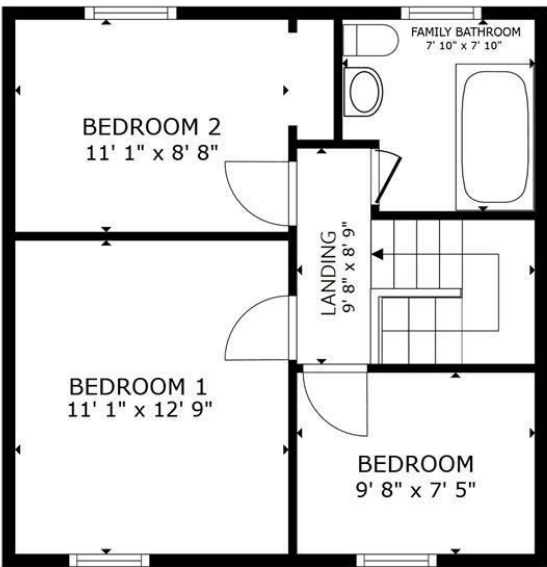
Please use the following postcode for Sat Nav guidance - PE9 1DL



Floor Plan



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1 560 sq.ft. FLOOR 2 458 sq.ft.
TOTAL : 1,017 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC